

LOT 168
HAMPTON LAKES PHASE IV-B
OR 2320/460

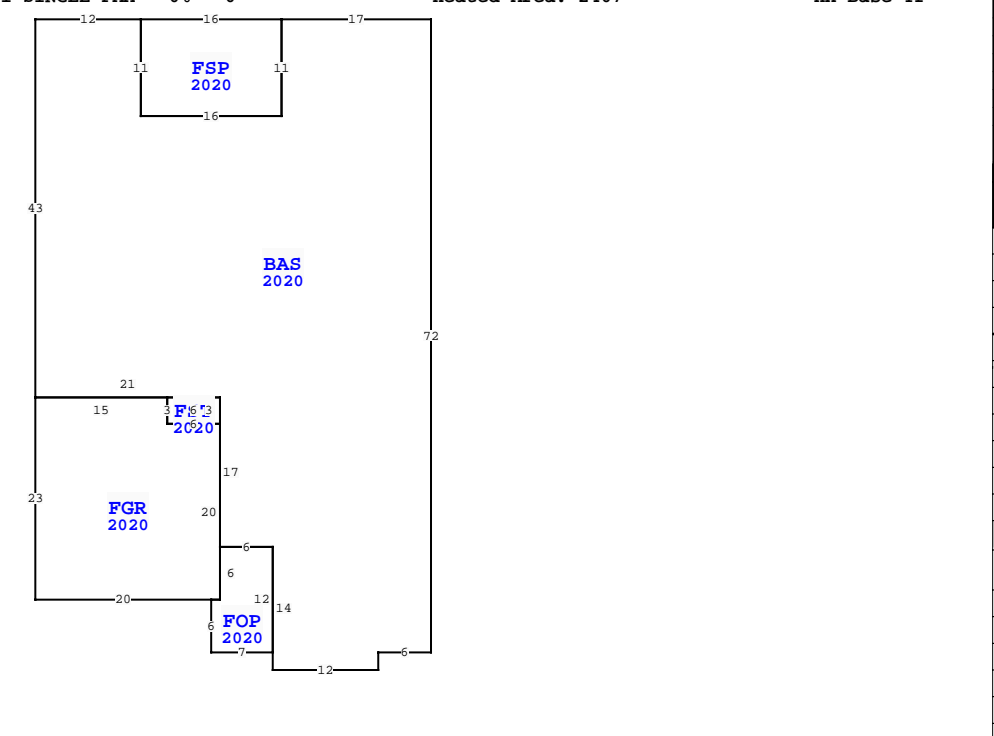
KIRK JARED D
85178 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0168-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,766	119.0448	119.04	329,265	2020	2020	0	0	1.50	98.50	



Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,407	100
FGR	465	55
FOP	78	30
FSP	176	40
FST	18	55
TOTALS	3,144	

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	0	0	712.00	SF	10.00	10.00	100	2020	2020

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
						6,978						

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE	324,326			
TOTAL MARKET OB/XF VALUE	6,978			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	406,304			
SOH/AGL Deduction	0			
ASSESSED VALUE	406,304			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	406,304			
TOTAL JUST VALUE	406,304			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	391,728			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008992	CO ISSUED	0	09/28/2020
20000088	NEW CONSTR	323,879	01/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0981	10/16/2020	SW	Q	I	01	346,500
GRANTOR: LENNAR HOMES LLC						
GRANTEE: KIRK JARED D						
2326/1909	12/20/2019	SW	Q	V	05	3,780,000
GRANTOR: AW VENTURE II LLC						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2020] W17 FSP=[YR=2020] W16 S11 E16 N11\$ S11 W16 N11 W12 S43 FGR=[YR=2020] S23 E20 FOP=[YR=2020] S6 E7 N12 W6 S6 W1\$ E1 N20 FST=[YR=2020] W6 N3 E6 S3\$ W6 N3 W15\$ E21 S17 E6 S14 E12 N2 E6 N72\$.												